Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1318067
09/04/2025 10 27 37 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20250904-0070628

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No 25-0345

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Barrie S Brown	NEW OWNER	Map 142-09-0B-840 00CO
(NAME) 840 General George Patton Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ROBERT GRAVES, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARRIE S. BROWN, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain condominium located in Davidson County, Tennessee, being Unit No 840, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, page 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments,

co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein

Being the same property conveyed to Robert Graves, unmarried, by deed from Wesley N Notestine, of record in Instrument No. 20220331-0037306, dated March 24, 2022, Register's Office for said County

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 145 and 146, said Register's Office; (3) TVA Line Easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee, (4) Sanitary Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee, (5) Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee, (6) Charter for Homeowners Association of record in Instrument No 20130409-0035151, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5410, Page 248, and Book 5410, Page 260, said Register's Office

unimproved ☐
This is improved ☒ property, known as 840 General George Patton Road, Nashville, TN 37221
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 3rd day of September, 2025

Robert Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this, 3rd day of September, 2025

My Commission Expires 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY